

Appendix 1

Ordinance No. 15662

ORDINANCE NUMBER O- 15662 (New Series)

Adopted on FEB 01 1982

AN ORDINANCE AMENDING SECTION 2 OF ORDINANCE NO. 12191 (NEW SERIES), ADOPTED OCTOBER 26, 1977, INCORPORATING PROPERTY IN THE SAN DIEGO RIVER FLOODPLAIN WHICH IS GENERALLY BOUNDED BY MORENA BOULEVARD ON THE WEST, THE NORTHERLY SLOPES OF MISSION VALLEY ON THE NORTH, MISSION GORGE ROAD ON THE EAST, AND THE SOUTHERLY SLOPES OF MISSION VALLEY ON THE SOUTH, IN THE CITY OF SAN DIEGO, CALIFORNIA, INTO FLOODWAY (FW) AND FPF OVERLAY ZONES, AS DEFINED BY SECTIONS 101.0403 AND 101.0403.1, RESPECTIVELY, OF THE SAN DIEGO MUNICIPAL CODE, AND THE ALTERNATIVE ALIGNMENT OF THE FW ZONE ON PROPERTY BETWEEN STATE ROUTE 163 ON THE WEST AND I-805 ON THE EAST OF SAID PROPERTY, WHICH AMENDMENT PROVIDES ADDITIONAL TIME IN WHICH TO SATISFY CONDITIONS IMPOSED BY ORDINANCE NO. 12191 (NEW SERIES).

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Section 2 of Ordinance No. 12191 (New Series), adopted October 26, 1977, is hereby amended to read as follows:

Section 2. That in the event that within ten years of the effective date of the initial application of the Floodway (FW) Zone by Zone Map C-523, the following conditions are met, the alternative alignment of the Floodway (FW) Zone shown on Zone Map Drawing C-523A, on file in the office of the City Clerk as Document No. 761230, shall attach and become applicable, and the zoning existing prior to the effective date of the initial application of the Floodway (FW) Zone as reflected on Zone Map C-523A shall attach and become applicable to the

property no longer required for the Floodway (FW) Zone:

1. Within five years of the effective date of the initial FW Zone application, a Development Plan shall be submitted by the property owners for the Floodway (FW) Zone alignment, between Interstate 805 on the east and State Freeway 163 on the west, in the San Diego River Floodplain, as indicated on Zone Map C-523A.

2. Said Development Plan shall be subject to approval by the City Engineer, the City Planning Commission, and the City Council.

3. Said Development Plan shall satisfactorily provide for the passage of floodwaters in accordance with the Purpose and Intent of the Floodway (FW) Zone and shall satisfactorily mitigate adverse effects of the proposals.

4. Those improvements and developments proposed in said Development Plan shall be done at the sole expense of the benefiting property owners.

5. An Environmental Impact Report on said Development Plan shall be prepared by the affected property owners.

6. The Development Plan shall take into account and satisfactorily mitigate any adverse environment impacts identified, and shall provide for appropriate landscaping.

7. The Development Plan shall take into account the desires of the general public to use recreational trails within a corridor through Mission Valley, and said Plan shall make provisions for improvement which will provide for:

- a. Adequate protection of the public health and safety while using said corridor; and
- b. Adequate protection of adjacent private property.

8. The Alternate Floodway (FW) Zoning alignment and reversion of excess FW Zone lands to their previous zones, or conversion to whatever zones which may have been approved in the interim, will become effective with completion and City Council acceptance of improvements indicated in the approved Development Plan, providing such completion occurs within ten years of the effective date of the initial FW Zone application.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

FLOODPLAIN ELEVATIONS

100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000	1010	1020	1030	1040	1050	1060	1070	1080	1090	1100	1110	1120	1130	1140	1150	1160	1170	1180	1190	1200	1210	1220	1230	1240	1250	1260	1270	1280	1290	1300	1310	1320	1330	1340	1350	1360	1370	1380	1390	1400	1410	1420	1430	1440	1450	1460	1470	1480	1490	1500	1510	1520	1530	1540	1550	1560	1570	1580	1590	1600	1610	1620	1630	1640	1650	1660	1670	1680	1690	1700	1710	1720	1730	1740	1750	1760	1770	1780	1790	1800	1810	1820	1830	1840	1850	1860	1870	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050	2060	2070	2080	2090	2100	2110	2120	2130	2140	2150	2160	2170	2180	2190	2200	2210	2220	2230	2240	2250	2260	2270	2280	2290	2300	2310	2320	2330	2340	2350	2360	2370	2380	2390	2400	2410	2420	2430	2440	2450	2460	2470	2480	2490	2500	2510	2520	2530	2540	2550	2560	2570	2580	2590	2600	2610	2620	2630	2640	2650	2660	2670	2680	2690	2700	2710	2720	2730	2740	2750	2760	2770	2780	2790	2800	2810	2820	2830	2840	2850	2860	2870	2880	2890	2900	2910	2920	2930	2940	2950	2960	2970	2980	2990	3000	3010	3020	3030	3040	3050	3060	3070	3080	3090	3100	3110	3120	3130	3140	3150	3160	3170	3180	3190	3200	3210	3220	3230	3240	3250	3260	3270	3280	3290	3300	3310	3320	3330	3340	3350	3360	3370	3380	3390	3400	3410	3420	3430	3440	3450	3460	3470	3480	3490	3500	3510	3520	3530	3540	3550	3560	3570	3580	3590	3600	3610	3620	3630	3640	3650	3660	3670	3680	3690	3700	3710	3720	3730	3740	3750	3760	3770	3780	3790	3800	3810	3820	3830	3840	3850	3860	3870	3880	3890	3900	3910	3920	3930	3940	3950	3960	3970	3980	3990	4000	4010	4020	4030	4040	4050	4060	4070	4080	4090	4100	4110	4120	4130	4140	4150	4160	4170	4180	4190	4200	4210	4220	4230	4240	4250	4260	4270	4280	4290	4300	4310	4320	4330	4340	4350	4360	4370	4380	4390	4400	4410	4420	4430	4440	4450	4460	4470	4480	4490	4500	4510	4520	4530	4540	4550	4560	4570	4580	4590	4600	4610	4620	4630	4640	4650	4660	4670	4680	4690	4700	4710	4720	4730	4740	4750	4760	4770	4780	4790	4800	4810	4820	4830	4840	4850	4860	4870	4880	4890	4900	4910	4920	4930	4940	4950	4960	4970	4980	4990	5000	5010	5020	5030	5040	5050	5060	5070	5080	5090	5100	5110	5120	5130	5140	5150	5160	5170	5180	5190	5200	5210	5220	5230	5240	5250	5260	5270	5280	5290	5300	5310	5320	5330	5340	5350	5360	5370	5380	5390	5400	5410	5420	5430	5440	5450	5460	5470	5480	5490	5500	5510	5520	5530	5540	5550	5560	5570	5580	5590	5600	5610	5620	5630	5640	5650	5660	5670	5680	5690	5700	5710	5720	5730	5740	5750	5760	5770	5780	5790	5800	5810	5820	5830	5840	5850	5860	5870	5880	5890	5900	5910	5920	5930	5940	5950	5960	5970	5980	5990	6000	6010	6020	6030	6040	6050	6060	6070	6080	6090	6100	6110	6120	6130	6140	6150	6160	6170	6180	6190	6200	6210	6220	6230	6240	6250	6260	6270	6280	6290	6300	6310	6320	6330	6340	6350	6360	6370	6380	6390	6400	6410	6420	6430	6440	6450	6460	6470	6480	6490	6500	6510	6520	6530	6540	6550	6560	6570	6580	6590	6600	6610	6620	6630	6640	6650	6660	6670	6680	6690	6700	6710	6720	6730	6740	6750	6760	6770	6780	6790	6800	6810	6820	6830	6840	6850	6860	6870	6880	6890	6900	6910	6920	6930	6940	6950	6960	6970	6980	6990	7000	7010	7020	7030	7040	7050	7060	7070	7080	7090	7100	7110	7120	7130	7140	7150	7160	7170	7180	7190	7200	7210	7220	7230	7240	7250	7260	7270	7280	7290	7300	7310	7320	7330	7340	7350	7360	7370	7380	7390	7400	7410	7420	7430	7440	7450	7460	7470	7480	7490	7500	7510	7520	7530	7540	7550	7560	7570	7580	7590	7600	7610	7620	7630	7640	7650	7660	7670	7680	7690	7700	7710	7720	7730	7740	7750	7760	7770	7780	7790	7800	7810	7820	7830	7840	7850	7860	7870	7880	7890	7900	7910	7920	7930	7940	7950	7960	7970	7980	7990	8000	8010	8020	8030	8040	8050	8060	8070	8080	8090	8100	8110	8120	8130	8140	8150	8160	8170	8180	8190	8200	8210	8220	8230	8240	8250	8260	8270	8280	8290	8300	8310	8320	8330	8340	8350	8360	8370	8380	8390	8400	8410	8420	8430	8440	8450	8460	8470	8480	8490	8500	8510	8520	8530	8540	8550	8560	8570	8580	8590	8600	8610	8620	8630	8640	8650	8660	8670	8680	8690	8700	8710	8720	8730	8740	8750	8760	8770	8780	8790	8800	8810	8820	8830	8840	8850	8860	8870	8880	8890	8900	8910	8920	8930	8940	8950	8960	8970	8980	8990	9000	9010	9020	9030	9040	9050	9060	9070	9080	9090	9100	9110	9120	9130	9140	9150	9160	9170	9180	9190	9200	9210	9220	9230	9240	9250	9260	9270	9280	9290	9300	9310	9320	9330	9340	9350	9360	9370	9380	9390	9400	9410	9420	9430	9440	9450	9460	9470	9480	9490	9500	9510	9520	9530	9540	9550	9560	9570	9580	9590	9600	9610	9620	9630	9640	9650	9660	9670	9680	9690	9700	9710	9720	9730	9740	9750	9760	9770	9780	9790	9800	9810	9820	9830	9840	9850	9860	9870	9880	9890	9900	9910	9920	9930	9940	9950	9960	9970	9980	9990	10000	10010	10020	10030	10040	10050	10060	10070	10080	10090	10100	10110	10120	10130	10140	10150	10160	10170	10180	10190	10200	10210	10220	10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Appendix 2

Revegetation Plan

(Available at the City of San Diego
Planning Department)

Appendix 3

Shared Parking Allocation Study
Hazard Center Amendment (October, 1985)

APPENDIX 3

Shared Parking Allocation Study

Hazard Center Amendment (October, 1985)

Introduction

The use of the shared parking concept came about with the growth of mixed-use development. The history of this development type has shown that combining land uses on a single property results in a lesser demand for parking than that generated by separate freestanding developments of similar size and use.

There are several factors impacting the parking demand in a mixed-use development:

- . Hourly demand/accumulation of parking for the different uses.
- . Seasonal variations in parking demand.
- . The effects of a "captive market"; when office employees in the project shop or eat in the facilities offered in the same development.
- . The effects of alternate transportation modes.

In a report titled Shared Parking, a study conducted under the direction of ULI - the Urban Land Institute by Barton-Aschman Associates, Inc. (1983), a methodology was established for calculating the actual parking demand in a mixed-use project. This calculation involves four basic steps:

1. Initial project review - program and land use
2. Adjustment for peak parking factor
3. Analysis of hourly accumulation
4. Estimate of shared parking

The data presented on the following pages was derived using the criteria and steps set forth in the ULI Shared Parking report. For this particular project, it was determined that the peak hourly demand for parking occurred during the months of June or July at approximately 2:00 pm. The "spread sheet" used to determine the peak hour is on Page 5 of this appendix.

A. Shared Parking Calculations (using San Diego Parking Standards)

<u>Step 1. Program/Land Use Mix</u>		<u>Parking Required*</u>
<u>Office:</u>	250,000 SF (Net)	833 cars
<u>Hotel:</u>	275 Guest Rooms	275
	8,118 SF - Food & Beverage (Restaurant)	102
	16,832 SF - Banquet & Meeting Rooms	210
<u>Theater:</u>	1,600 Seats - 6-Plex	533
<u>Restaurants:</u>	30,000 SF	375
<u>Retail:</u>	86,000 SF	<u>430</u>
Total Parking Required*		2,758 cars

Step 2. Peak Ratio Adjustment

Office:

Unadjusted Peak Ratio: 3.33 cars/1,000 SF

Adjusted Peak Ratio:**

Peak Month Adjustment:** 3.33 cars/1,000 SF

Hotel:

. Guest Rooms

Unadjusted Peak Ratio: 1.00 Car/Room

Adjusted Peak Ratio:**

Peak Month Adjustment:** 1.0/Room

1.0/Room

. Food & Beverage (Restaurant)

Unadjusted Peak Ratio: 12.5/1,000

Adjusted Peak Ratio:**

Peak Month Adjustment:**

12.5 Cars/1,000 SF

* Parking required per San Diego Ordinance for CA Zone, if uses taken separately, without application of Shared Parking Calculations.

**Adjustment calculation not allowed by City of San Diego.

Banquet & Meeting Rooms

Unadjusted Peak Ratio: 12.5/1,000
Adjusted Peak Ratio: .5 x 12.5/1,000 = 6.25/1,000
Peak Month Adjustment: 6.25 x 1.0 = 6.25/1,000

6.25 Cars/1,000 SF

Theater:

Unadjusted Peak Ratio: .33 Cars/Seat
Adjusted Peak Ratio:**
Peak Month Adjustment:**

.33 Cars/Seat

Restaurants:

Unadjusted Peak Ratio: 15/1,000
Adjusted Peak Ratio:*
Peak Month Adjustment:

15 Cars/1,000 SF

Retail:

Unadjusted Peak Ratio: 4/1,000
Adjusted Peak Ratio:**
Peak Month Adjustment:**

4 Cars/1,000 SF

**Adjustment calculation not allowed by City of San Diego.

Steps 3 & 4: -Hourly Accumulation Analysis/Shared Parking Estimates

June (or July) 2:00 pm (Worst Case)

Office (250,000 SF)

$$\begin{aligned} 3.33/1,000 \times 250,000 \times (2.9/3.0)^* &= \\ 3.33 \times 250 \times .967 &= 805.02 \end{aligned} \quad 805 \text{ Cars}$$

Hotel

Guest Rooms (275)

$$1.00 \times 275 \times (.35/1) = 96.25 \quad 96$$

Restaurants (8,118 SF)

$$\begin{aligned} 12.5/1,000 \times 8,118 \times (6/10) \\ 12.5 \times 8.118 \times .6 &= 60.89 \end{aligned} \quad 61$$

Banquet & Meeting Rooms (16,832 SF)

$$6.25 \times 16.832 \times (.5/.5) = 105.2 \quad \begin{array}{r} 105 \\ \hline 262 \end{array} \quad 262 \text{ Cars}$$

Theater (1,600 Seats)

$$\begin{aligned} .33 \text{ Cars/Seat} \times 1,600 \text{ Seats} \times (.15/.25) \\ .33 \times 1,600 \times .6 &= 316.8 \end{aligned} \quad 317 \text{ Cars}$$

Restaurants (30,000 SF)

$$\begin{aligned} 15/1,000 \times 30,000 \times (12/20) \\ 15 \times 30 \times .6 &= 270 \end{aligned} \quad 270 \text{ Cars}$$

Retail (86,000 SF)

$$\begin{aligned} 4/1,000 \times 86,000 \times (3.7/3.8) \\ 4 \times 86 \times .974 &= 335.06 \end{aligned} \quad 335 \text{ Cars}$$

Total Phase I

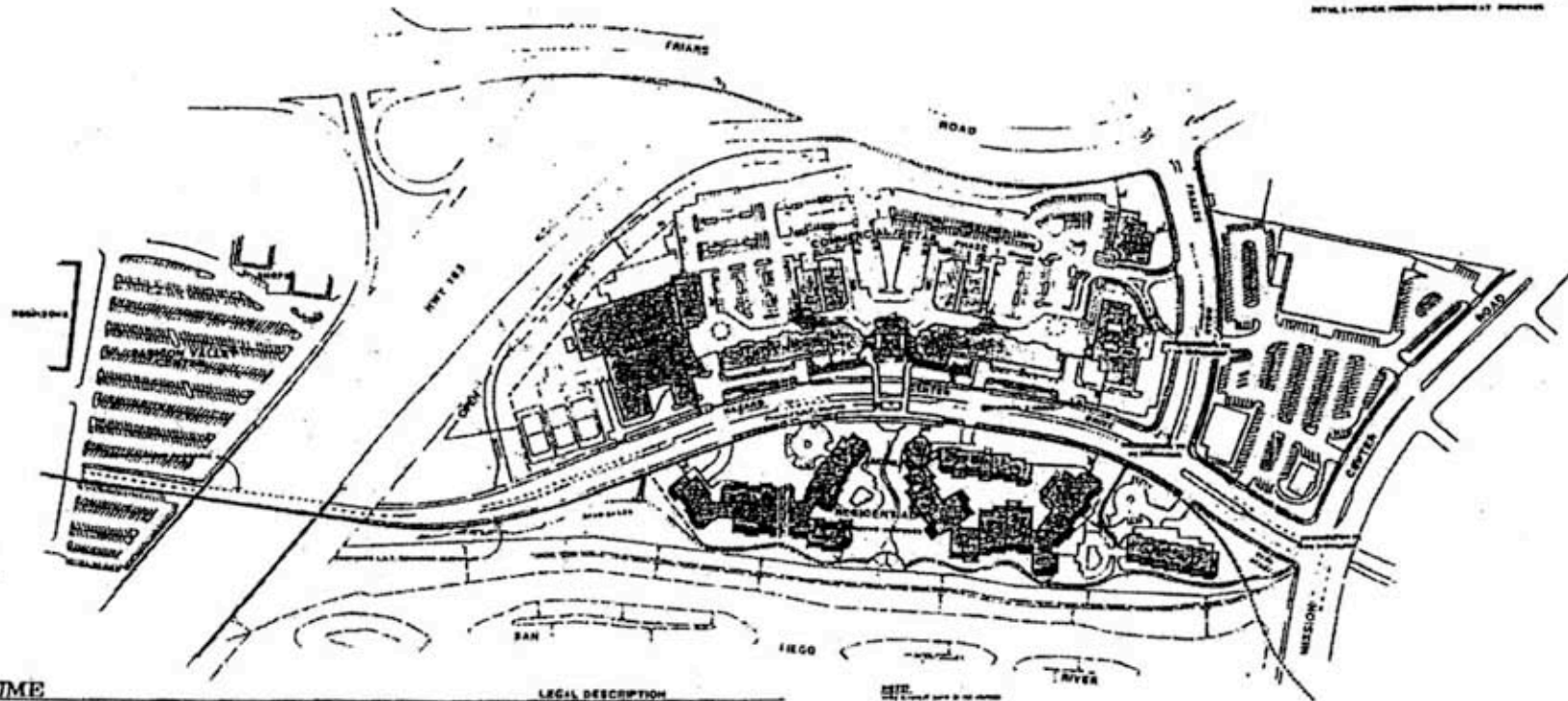
1,989 Cars Required

* (Adjusted Peak Ratio) x area x (2:00 demand ratio/peak parking ratio)

Appendix 4

Conceptual Design Exhibits

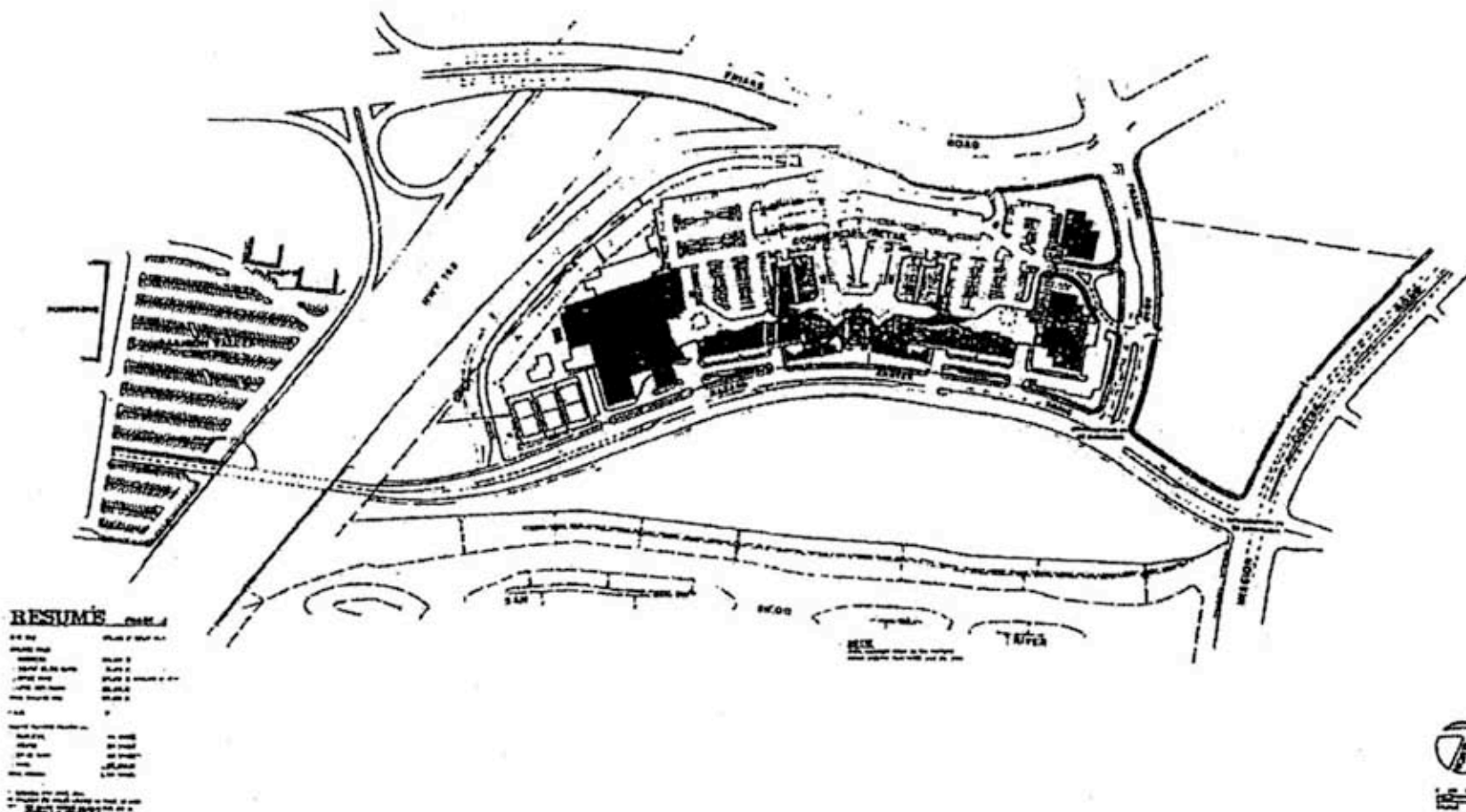
Hazard Center Amendment (October 6, 1992)

[illegible]

Site Master Plan

Hazard Center

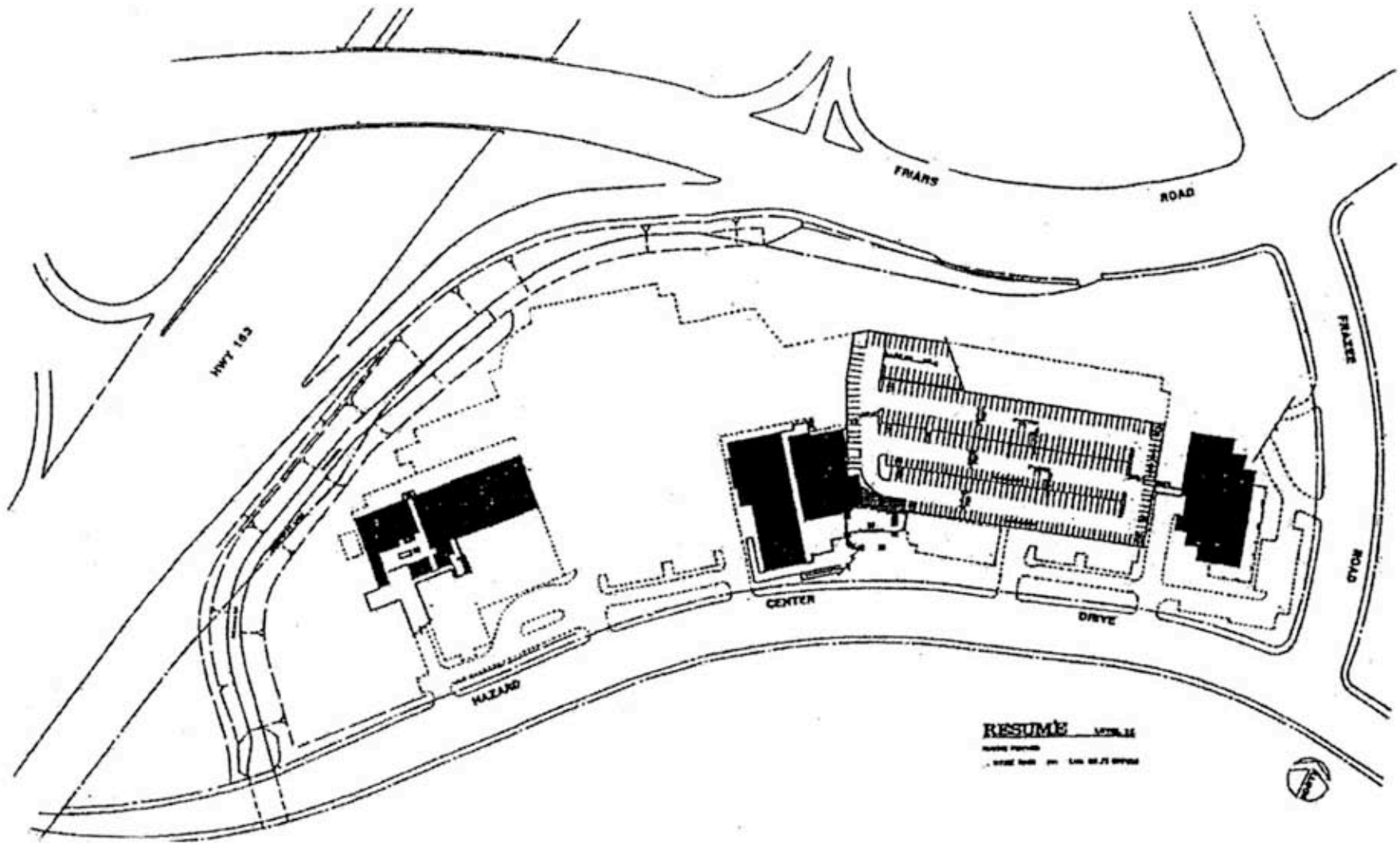
1
FIGURE



Phase 1 Development Plan
Hazard Center

2
FIGURE

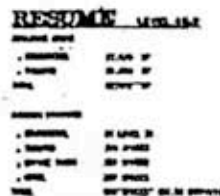


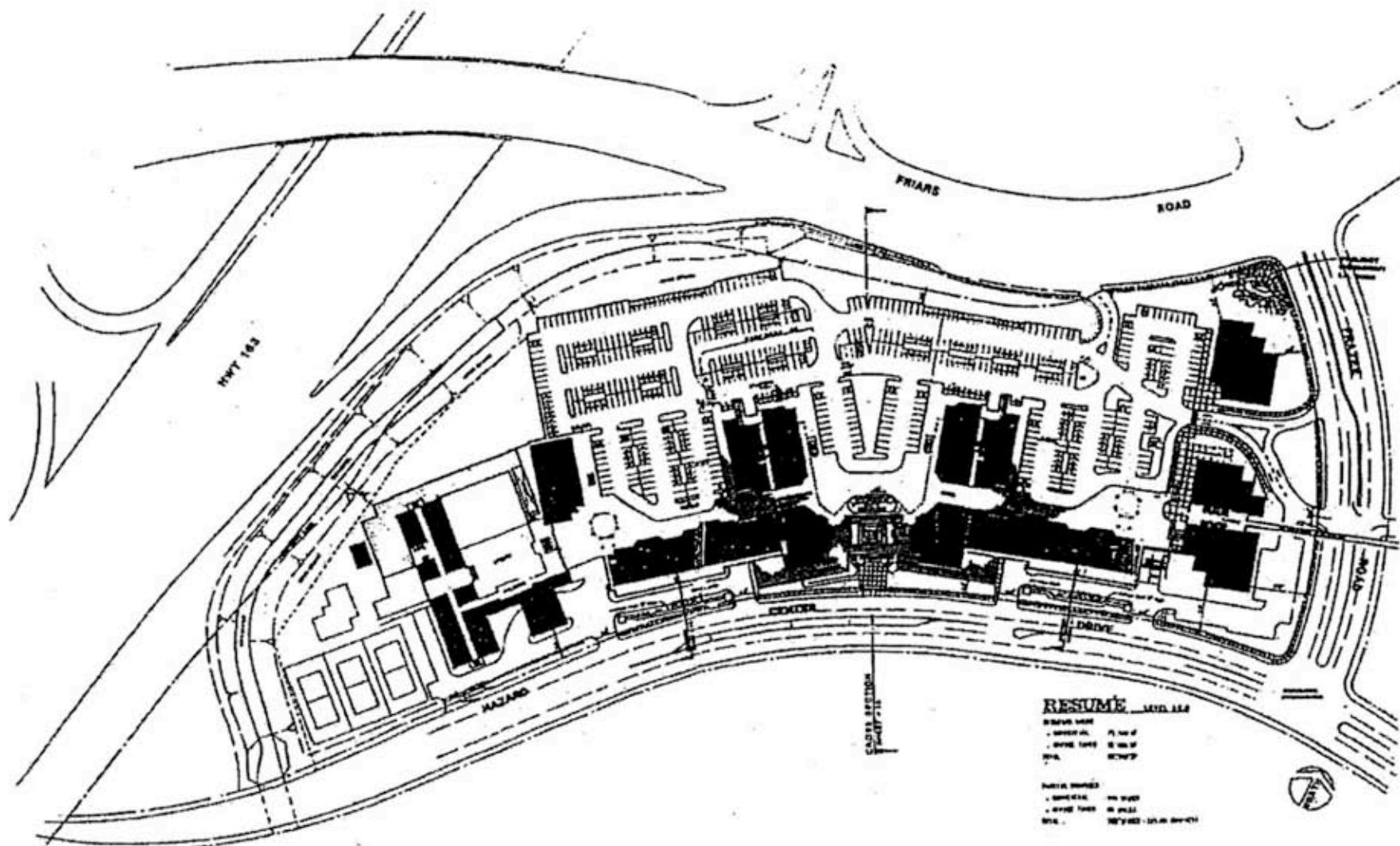


Hazard Center

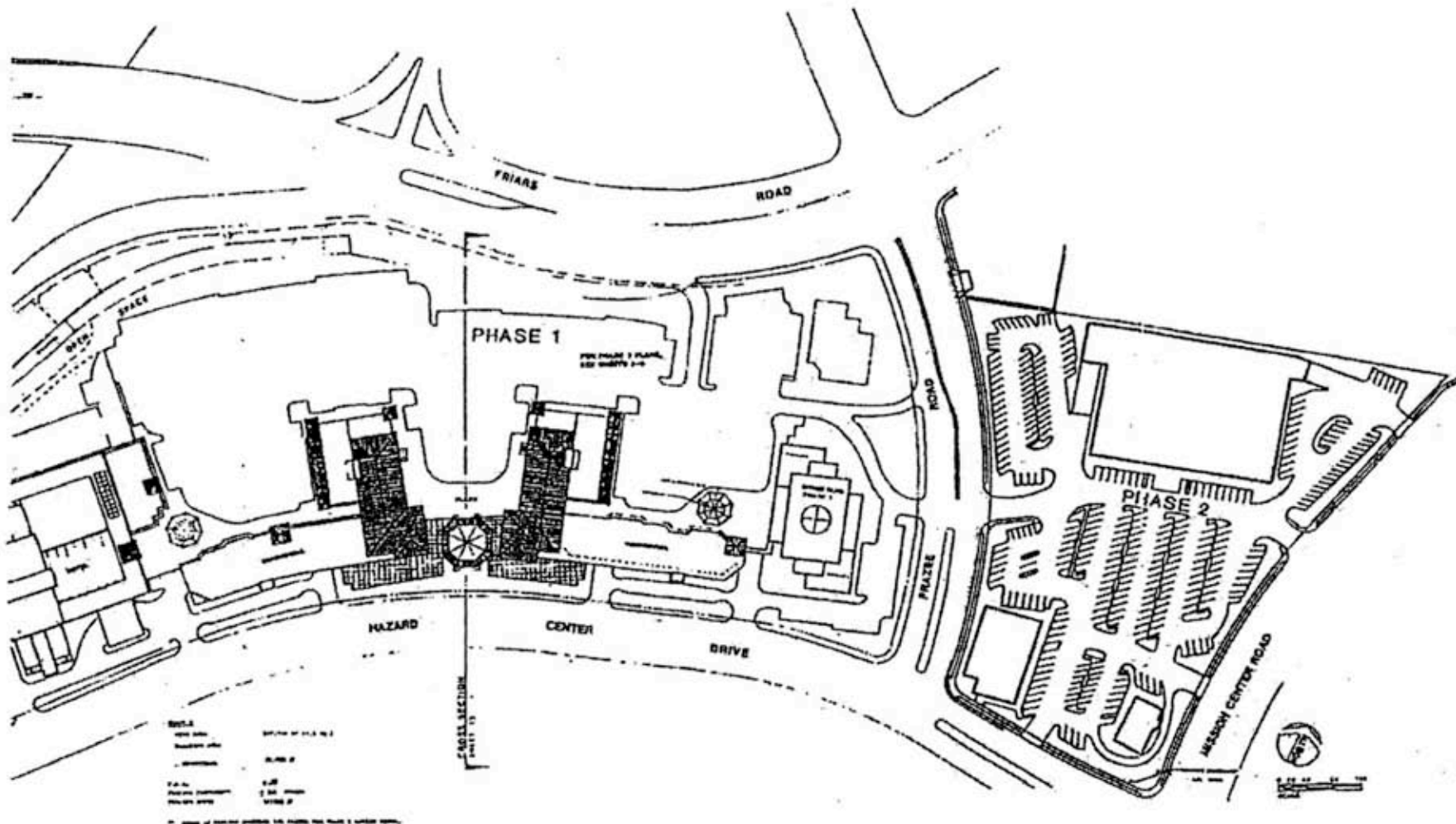
3

FIGURE





Hazard Center



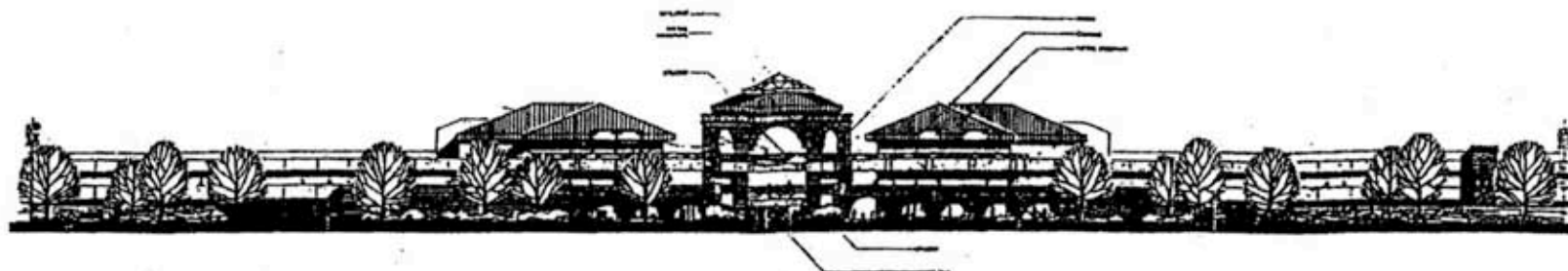
Phase 2 Development Plan

Hazard Center

7

FIGURE

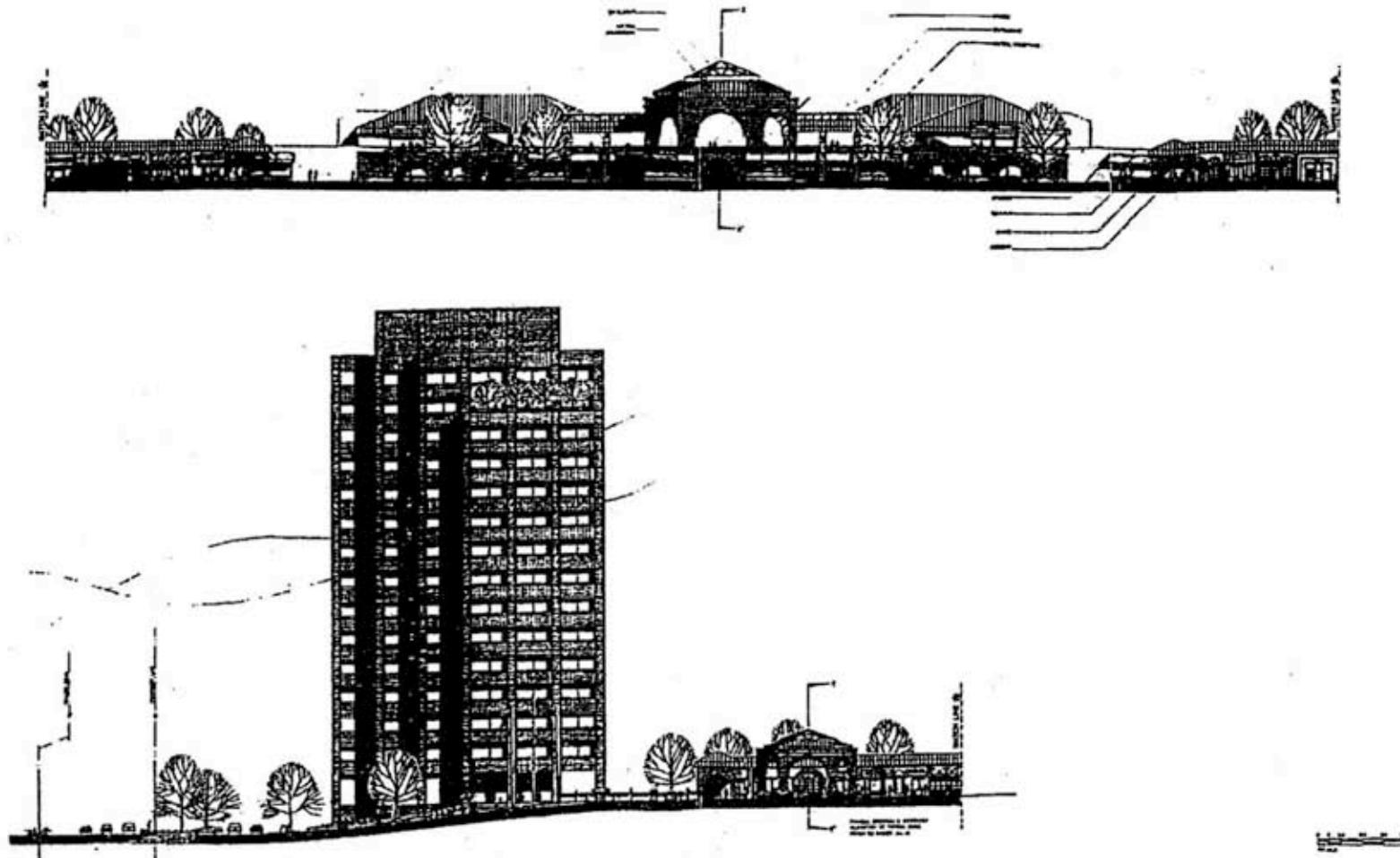




South Elevation
Hazard Center

8

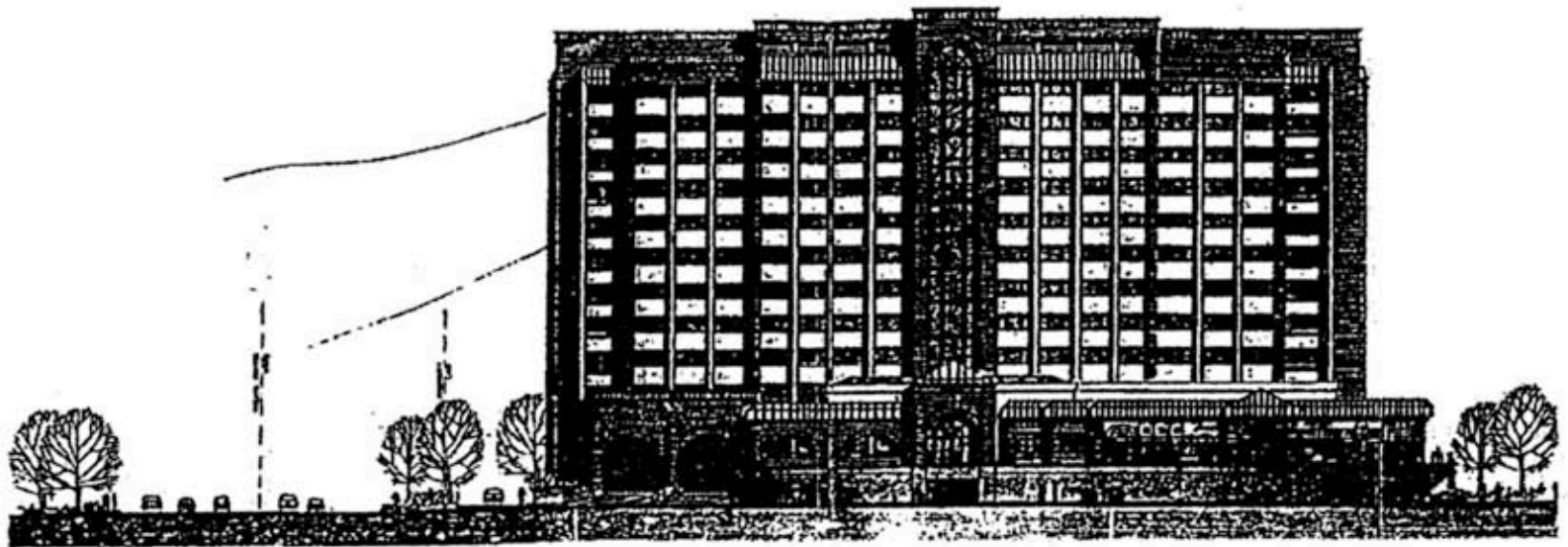
FIGURE



North Elevation
Hazard Center

9

FIGURE

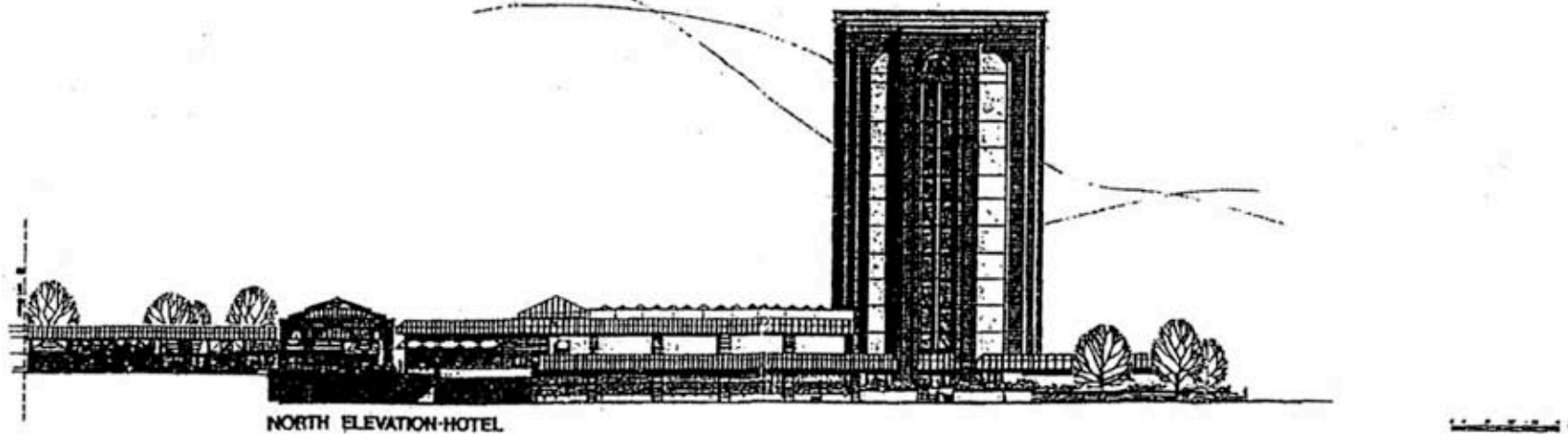
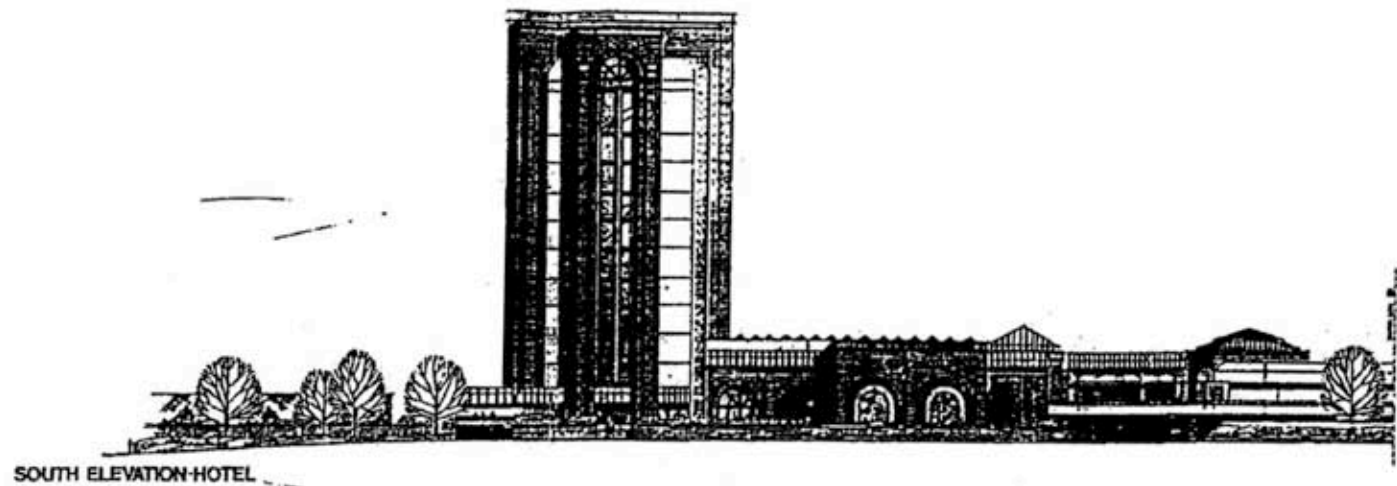


EAST ELEVATION • HOTEL



East Elevation
Hazard Center

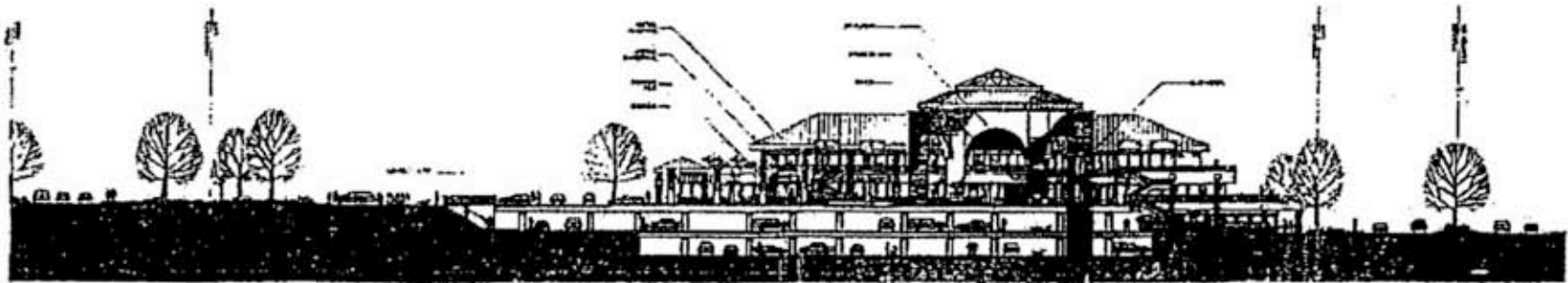
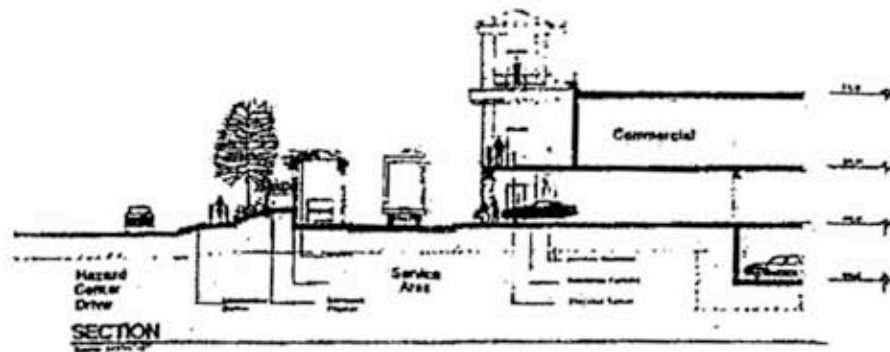
11
FIGURE



North and South Elevation
Hazard Center

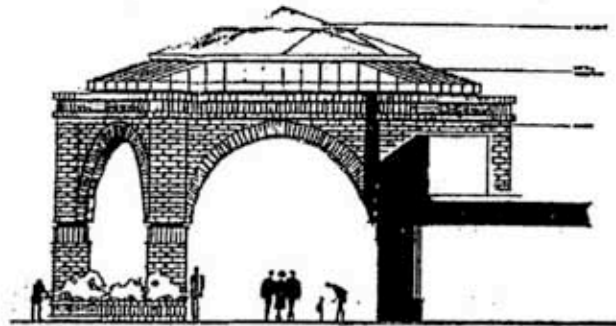
12
FIGURE





Cross Section
Hazard Center

13
FIGURE

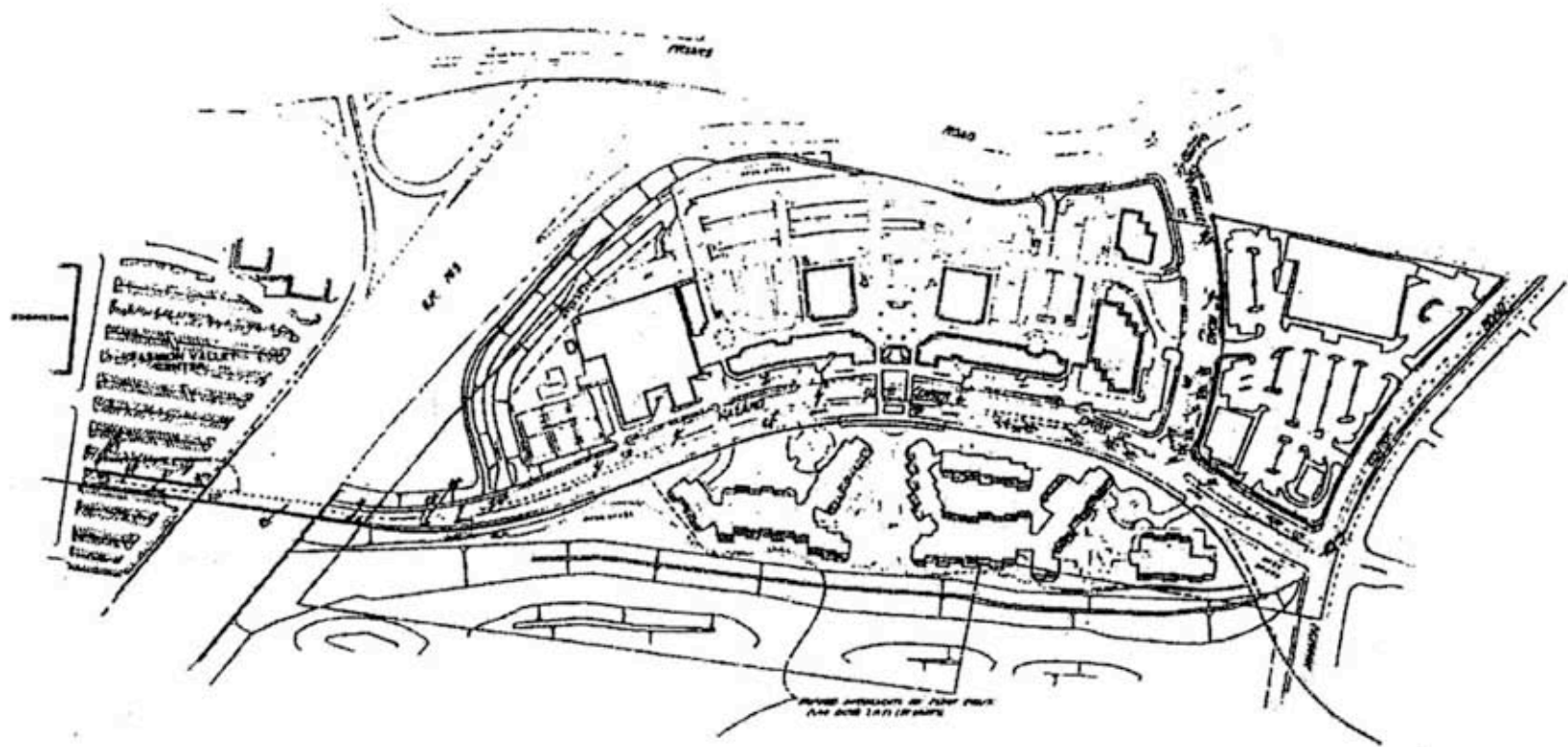


TYPICAL SECTION @ RETAIL MALL Y-Y'



TYPICAL EXTERIOR ELEVATION @ RETAIL MALL



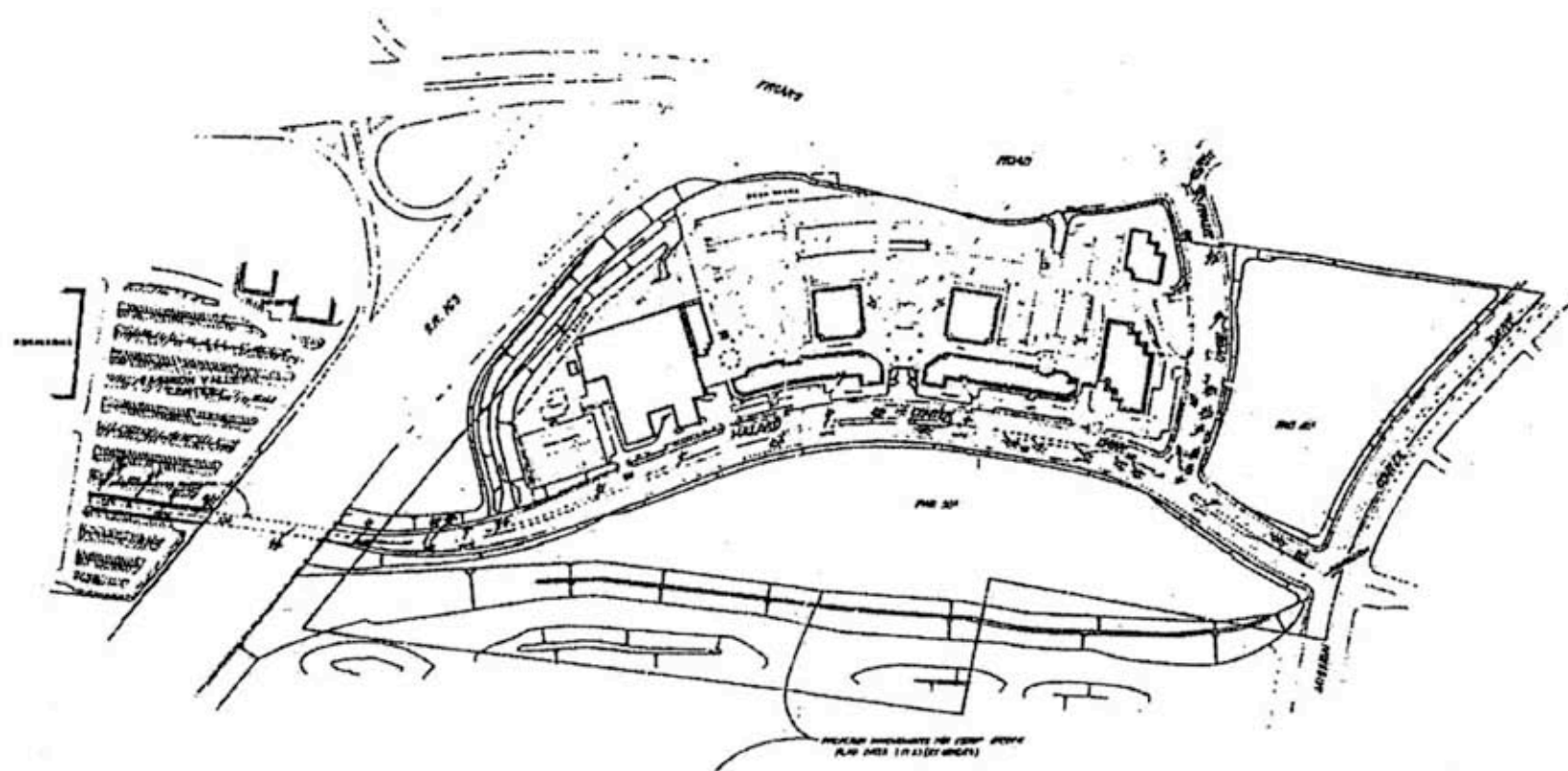


Preliminary Site Grading Master Plan

Hazard Center

15

FIGURE



Phase 1 Preliminary Grading Plan

Hazard Center

16

FIGURE

